

WEAVER VILLAGE WALK RESIDENTIAL ASSOCIATION

Annual Meeting Minutes

December 2, 2021

The 2021 annual meeting of the WVV Residential Association was held at 6:00 pm in the Community Meeting Room of the Weaverville Public Library.

Present in person were: Kathryn Egan, Norman and Jeannette Riddle, Joe and Mary Sabol, Maureen Coffland, Jim Graves, Dave Maynard, Mary Brown, Faye Phillips, Gary and Sherry Hoof, and Craig and Jill Flanagan. Represented by proxy were Diane Preissler and Jim Carland, Jim and Claudine Reese, Lettie Ray and Brea Parker. Fourteen of the nineteen homes were represented in person or by proxy, so a quorum was verified.

Before the business portion of the meeting began, Weaverville Fire Marshall Kyle Davis gave an educational presentation concerning smoke detectors, fire extinguishers, fall prevention, the state's current burning ban and house exit strategies.

Craig Flanagan began the business portion with the discussion of the Leyland trees on the north slope. Until earlier this year the HOA had believed the leylands were planted on the slope as a requirement by the town. Town Planning Director James Eller communicated by email to Sylvia Pardo on December 9, 2020, that a landscaping plan was not required of Mayfair Partners, the developer, when the town considered the developer's conditional zoning application. Mr. Eller's email stated "the Town has no authority to prohibit the cutting or clearing of trees on private property." With that clarification the current board began researching the best way to manage the slope Leylands as well as all the other trees located on Common Areas of Weaver Village Walk residential development.

Of great concern to the board is the condition of the north slope in terms of erosion control, protection of the affected houses and preservation of the development's real property value. Onsite consultations were held with NC Extension Service agent Cliff Ruth, and three professional arborists from Newcomb Tree Service, Bartlett Tree Experts, and Asheville Arborists. The board wanted expert advice concerning the viability and correct maintenance of the Leylands. Discussions covered the gamut of trimming, removal of all trees or every other one, replacement, disease protection, growth inhibitors and root collar excavations. The three arborists agreed that pruning should take place in cold, dry weather to help prevent the spread of disease and infestations that are more likely to be problems in warm, wet weather. Estimates of the expense for removal of the trees is unfeasible due to the HOA budget restraints. All experts agreed that the roots of the trees are providing erosion control.

Therefore, the board made the following decisions concerning the Leylands on the north slope. Long-term plan is to maintain the Leylands as long as they survive. Dead or dying trees will be replaced, possibly with arborvitae evergreen trees which have a much slower growth rate. This decision was made based on the cost of removal, the wind/light/noise protections the trees provide, the unattractive appearance of random fences/trees/shrubs if removed, and the erosion control.

Short term plan is for the HOA board to contract with a reputable tree service every other year to trim the height and front width of the Leylands. As the trees are located on common areas, only the HOA board will authorize major pruning of the slope trees. A homeowner may remove a few branches if the branches are extending into their lot and preventing lawn and house maintenance.

Continuing on the subject of slope erosion control the board decided to no longer weedeat the grasses and other plants on the slope to allow for the grasses to go fallow. Scrub black pines and other tree seedlings will be removed. Reseeding will be performed if possible within a future year's budget.

The condition of the maples trees at the entrance into the development was discussed. Most have exposed roots and are very tall. Disturbing the exposed root system is not advisable. The board will have the trees selectively pruned in the winter of 2022.

As to all other trees in the common areas, trimming of individual trees will be handled on a case-by-case basis and if necessary, property ownership with adjoining neighbors will be determined.

A motion was made, seconded and passed to approve all tree related plans.

Our lawn contractor, Premium Organics submitted a new contract with an increase in cost as expected based on current economic conditions. A resident requested that the contractor be more vigilant in collecting trash along the fence at the entrance. Craig will address that with Andrew Stepp. A motion was made, seconded and passed to approve the acceptance of the 2022 lawn contract.

The subject of road maintenance was discussed next. It was agreed that total repaving is not an option at this time due to the expense. However, in the spring Craig and other residents will research the most efficient manner to resurface or reseal the asphalt and make plans to improve the road.

A question was raised as to why the irrigation system in the common area circle is being used. Since its original purpose was to establish the growth of grass, trees and shrubs has succeeded, the board determined to terminate the sprinkler system contract. The Town has been asked to perform a seasonal cutoff which will result in a zero water expense. If the sprinkler system is needed again, the Town will impose a fee of \$20 to unlock the water meter and to resume service.

The maintenance of the retaining wall to the right of our entrance was addressed. Should damage occur to the wall, the cost to rebuild the wall will be extremely high. As it is part of our stormwater maintenance system, the repairs would have to be made. A quote of an increase of \$600 in the premium per year for the HOA's liability insurance coverage will add some but not total protection. The board will continue to monitor this issue. It was agreed that professional engineers will be contracted when an evaluation is made.

Kathryn Egan reviewed the finances, stating the HOA has over \$26,000 in the reserve account. The HOA is in good condition as to meeting its financial needs. A discussion followed as how to increase the reserve accounts to meet the upcoming large costs. Increasing the monthly fee and assessing individual lot owners with a bill for 1/19th of the balance due after reserves are used were discussed. The board requested owner input on this issue.

The 2022 budget reflect a \$5.00 per month increase in the HOA dues. A motion was made, seconded and passed to approve the budget.

Mary Brown was re-elected for a three-year term on the board of directors.

There being no further business, the meeting was adjourned.